



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
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MEMORANDUM

TO: The Governing Board

FROM: Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: November 20, 2006

SUBJECT: **Agenda Item V(a): Consideration of resolution authorizing the use of Fair Oaks-Pardee mitigation funds and in lieu mitigation fees to acquire properties in Chapter 8 Agreement Nos. 2469 and 2482 in unincorporated Los Angeles County areas within the Antelope Valley and the 5th Supervisorial District with a portion of said funds to be reimbursed by the Los Angeles County Regional Park and Open Space District**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the use of Fair Oaks-Pardee mitigation funds and in lieu mitigation fees to acquire properties in Chapter 8 Agreement Nos. 2469 and 2482 in unincorporated Los Angeles County areas within the Antelope Valley and the 5th Supervisorial District with a portion of said funds to be reimbursed by the Los Angeles County Regional Park and Open Space District

Background: The Mountains Recreation and Conservation Authority (MRCA) commonly enters into Chapter 8 Agreements with Los Angeles County to acquire tax defaulted properties. The acquisition of tax defaulted lands is an effective tool to add to public open space holdings at a minimal cost. Staff selects parcels with strong ecological value at a low per acre cost. Proximity to existing protected lands is preferred but often is not possible in pursuing the agency's goals. Small clusters, or even broken chains, of open space often lead to much larger habitat blocks over time.

The parcels contained in the two subject Chapter 8 Agreements are all located in unincorporated portion of the 5th Supervisorial District of Los Angeles County. Agreement 2469 contains 31 parcels. Agreement 2482 contains 10 parcels. These 41 parcels cover a territory from Browns Canyon in Chatsworth to Edwards Air Force Base by Lancaster. The proposed properties would be acquired with a combination of Fair Oaks-Pardee mitigation funds and in lieu mitigation fees.

Many of the subject properties may not ultimately be available at the end of the

Chapter 8 process. However, a table for each agreement follows with details for each subject parcels. The full complement of 41 parcels currently costs \$755,440 plus about \$5,000 in fees. Unfortunately that cost goes up approximately 1.5 percent a month so time is of the essence. An aerial photograph showing each parcel is also attached.

It is expected that the bulk of the funding will come from in lieu mitigation fees, and Proposition A funds. The approximate amount of Fair Oaks-Pardee mitigation funds to be used is \$200,000. If Proposition A money is available prior to the demand letter from the Los Angeles County Treasurer and Tax Collector, the amount of Fair Oaks-Pardee funded could be significantly less.

Agreement Number 2469

APN	Acreage	Location	Price
2017-008-004	9.28	Adjacent to ULVOSP in West Hills	\$62,431
2821-018-030	0.09	Santa Susana Pass/ Rocky Peak	\$1,545
3054-002-020	0.41	S. Antelope Valley/ Acton	\$1,559
3056-002-054	2.50	Angeles Forest Highway/ Acton	\$4,465
3056-003-093	2.50	Angeles Forest Highway/ Acton	\$4,762
3056-007-046	2.50	Angeles Forest Highway/ Acton	\$3,372
3056-028-101	10.00	Angeles Forest Highway/ Acton	\$7,451
3060-010-062	2.56	Angeles National Forest/ N. Slope San Gabriel Mtns.	\$2,677
3060-021-059	3.75	Angeles National Forest/ N. Slope San Gabriel Mtns.	\$3,623
3060-021-060	2.00	Angeles National Forest/ N. Slope San Gabriel Mtns.	\$2,719
3061-012-032	2.63	Devil's Punchbowl area	\$3,165
3061-012-033	2.63	Devil's Punchbowl area	\$3,165
3078-013-047	2.50	S. Antelope Valley/ Pearblossom	\$7,215
3089-028-021	10.00	S. Antelope Valley/ Pearblossom/ CA Aquaduct	\$8,848

3162-004-024	20.00	Saddleback/ Butte State Park adjacent	\$7,954
3162-004-055	10.00	Saddleback/ Butte State Park adjacent	\$26,749
3162-004-065	1.25	Saddleback/ Butte State Park adjacent	\$1,931
3162-006-007	10.00	Saddleback/ Butte State Park adjacent	\$25,708
3236-023-001	80.00	Palmdale/ Myrick Cyn./ Fairmont Reservior adjacent	\$199,773
3236-023-003	10.20*	Palmdale/ Myrick Cyn./ Fairmont Reservior adjacent	\$18,831
3236-023-017	5.0	Palmdale/ Myrick Cyn./ Fairmont Reservior adjacent	\$25,126
3240-008-012	9.27	Palmdale	\$12,507
3240-017-003	142.42	Palmdale	\$7,854
3250-001-009	80.00	Santa Clarita Valley	\$48,181
3266-013-027	10.00	Palmdale/ Myrick Cyn./ Fairmont Reservior adjacent	\$5,498
3307-012-022	38.48	Palmdale	\$22,710
3326-018-055	10.00	Edwards AFB adjacent	\$8,197
3326-036-001	52.73	Edwards AFB adjacent	\$35,247
3334-010-037	10.00	Antelope Valley	\$12,353
3338-007-001	81.23	Antelope Valley	\$109,425
3338-015-001	40.00	Antelope Valley	\$31,164
Totals	663.93		\$716,205

Agreement Number 2482

APN	Acreage	Location	Price
2821-016-020	0.06	Browns Cyn.	\$1,227
2821-016-021	0.06	Browns Cyn.	\$1,226
2826-009-034	10.60	Stevenson Ranch	\$2,947
3029-028-035	5.27	Big Rock Wash/ Antelope Valley	\$11,810
3064-002-060	2.50	Pinon Hills	\$2,800
3083-011-006	19.77	S. Antelope Valley/ Pearblossom/ CA Aquaduct	\$5,936
3210-019-005	40.92	N. Slope of San Gabriel/ Soledad Cyn.	\$3,495
3338-004-033	2.31	Carl Gerhardy Wildlife Sanctuary adjacent	\$3,639
3338-018-001	20.00	Carl Gerhardy Wildlife Sanctuary adjacent	\$4,036
5869-011-011	5.07	Big Tujunga Cyn.	\$2,119
Totals	106.56		\$39,235